

TAB 4

**Town of Lake Park Town Commission
Agenda Request Form**

Meeting Date: January 4, 2006

Agenda Item No. 4

- ☐ PUBLIC HEARING
☐ Ordinance on Second Reading
☐ Public Hearing

☒ RESOLUTION

☐ DISCUSSION

☐ ORDINANCE ON FIRST READING

☐ BID/RFP AWARD

☐ GENERAL APPROVAL OF ITEM

☐ CONSENT AGENDA

☐ Other:

SUBJECT: Bev Smith Ford Site Plan Petition for the Expansion and Remodel of an Automobile Showroom.

RECOMMENDED MOTION/ACTION: The Planning and Zoning Board is forwarding a recommendation of approval.

Approved by Town Manager: [Signature]

Date: 12/28/05

Originating Department: Community Development	Costs: \$ N/A Funding Source: Acct. #	Attachments: Site Plan
Department Review: <input checked="" type="checkbox"/> City Attorney <u>[Signature]</u> <input type="checkbox"/> Community Affairs <input checked="" type="checkbox"/> Community Development <u>[Signature]</u>	<input type="checkbox"/> Finance <input type="checkbox"/> Fire Dept <input type="checkbox"/> Library <input type="checkbox"/> PBO	<input type="checkbox"/> Personnel <input type="checkbox"/> Public Works <input type="checkbox"/> Town Clerk <input checked="" type="checkbox"/> Town Manager
Advertised: Date: _____ Paper: _____ <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

Bev Smith Ford has filed an application seeking site plan approval for the expansion and remodel of an existing showroom on the 5.9 acre site located at the southeast corner of Northlake Boulevard and Old Dixie Highway, in the Town of Lake Park, Florida. The Planning and Zoning Board, at a special meeting to hear this project held December 12, 2005, voted 3-1 to recommend approval of the site plan to the Town Commission.

RESOLUTION NO. 02-01-06

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING AN AMENDED SITE PLAN WHICH EXPANDS THE EXISTING SHOWROOM AND RENOVATES THE SHOWROOM FAÇADE OF THE BEV SMITH FORD AUTOMOBILE DEALERSHIP, SUBJECT TO CONDITIONS OF APPROVAL, LOCATED ON A 5.9 ACRE PARCEL OF LAND, AT THE SOUTHEAST CORNER OF NORTHLAKE BOULEVARD AND OLD DIXIE HIGHWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bev Smith Ford has filed an application seeking site plan approval for the expansion and remodel of an existing showroom on the 5.9 acre site located at the southeast corner of Northlake Boulevard and Old Dixie Highway, in the Town of Lake Park, Florida; and

WHEREAS, the subject property's legal description is contained in **Exhibit "A"** and its general location is shown on **Exhibit "B"** both of which are attached hereto and incorporated herein; and

WHEREAS, the Lake Park Planning and Zoning Board has reviewed the Application and has made its recommendation to the Town Commission; and

WHEREAS, the Town Commission has considered the evidence presented to it by the Town Staff, the Owner and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan, and whether it meets the Town's Land Development Regulations, and

WHEREAS, the Town Commission has determined that certain conditions as set forth herein, are necessary for the Application to be consistent with the Town's Comprehensive Plan and to meet the Town's Land Development Regulations; and

WHEREAS, the Owner, its successors and assigns shall be subject to the conditions contained in Section 2.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lake Park;

Section 1: The whereas clauses are incorporated herein as true and correct as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the amendment to the Site Plan for façade renovations to Bev Smith Ford automobile dealership subject to the following conditions:

- 1) This resolution does not include an approval for the landscape plan. The landscape plan shall be presented to the Planning and Zoning Board for review and recommendation prior to it being heard by the Town Commission for final approval. The landscape plan shall have received final approval by the Town Commission, all landscaping and irrigation improvements installed onsite, and/or any monetary compensation due to lack of full landscaping compliance prior to issuance of the Certificate of Occupancy.
- 2) The applicant will submit a new Landscape Plan that more closely adheres to the requirements as set forth in the Town of Lake Park's Code of Ordinances and pay the Town for those required plantings they are unable to install onsite as outlined within the Code of Ordinances.
- 3) Within 90 days of the effective date of this Resolution, the Applicant shall submit revised development plans to include the items listed as conditions. These development plans shall be approved administratively by staff provided that: (1) all conditions are included on the development plans to the satisfaction of the Community Development Director, and (2) any exterior building modification(s) is architecturally consistent with the approved buildings. Should any of the aforesaid conditions not be adequately satisfied, the revised development plans shall be reviewed and approved by the Town Commission as a further amendment to the Site Plan. No building or land clearing permits shall be issued until the revised development plans have been approved.
- 4) The development shall be constructed in compliance with the following plans on file with the Town's Community Development Department:

Sheets C-1, Boundary Survey, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8:
Site plans including drainage and building elevations prepared by The Garrison Design Group, last revised on December 27, 2005, and received and stamped by the Town on December 27, 2005.
- 5) The Owner shall install all improvements consistent with the approved Site Plan and architectural elevations stamped by the Town of Lake Park on November 7, 2005.
- 6) Any revisions to the approved Site Plan, landscape plan, architectural elevations, signs, statement of use, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures,

shall be submitted to the Community Development Department and shall be subject to its review and approval.

- 7) When the Town Commission has granted approval for a site plan, such grant shall become null and void unless the appropriate building or other permit or license is applied for within 18 months of the date of such decision by the Town Commission.

Section 3. This Resolution shall become effective upon adoption.

The foregoing RESOLUTION was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to roll call vote, the vote was as follows:

	AYE	NAY
MAYOR PAUL CASTRO	_____	_____
VICE MAYOR PAUL GARRETSON	_____	_____
COMMISSIONER CHUCK BALIUS	_____	_____
COMMISSIONER ED DALY	_____	_____
COMMISSIONER JEFF CAREY	_____	_____

PUBLISHED IN THE PALM BEACH POST THIS ____ DAY OF _____, 2006

The Mayor thereupon declared Resolution No. 02-01-05 duly passed and adopted this 4th day of January, 2006.

TOWN OF LAKE PARK, FLORIDA

BY: _____
Mayor Paul Castro

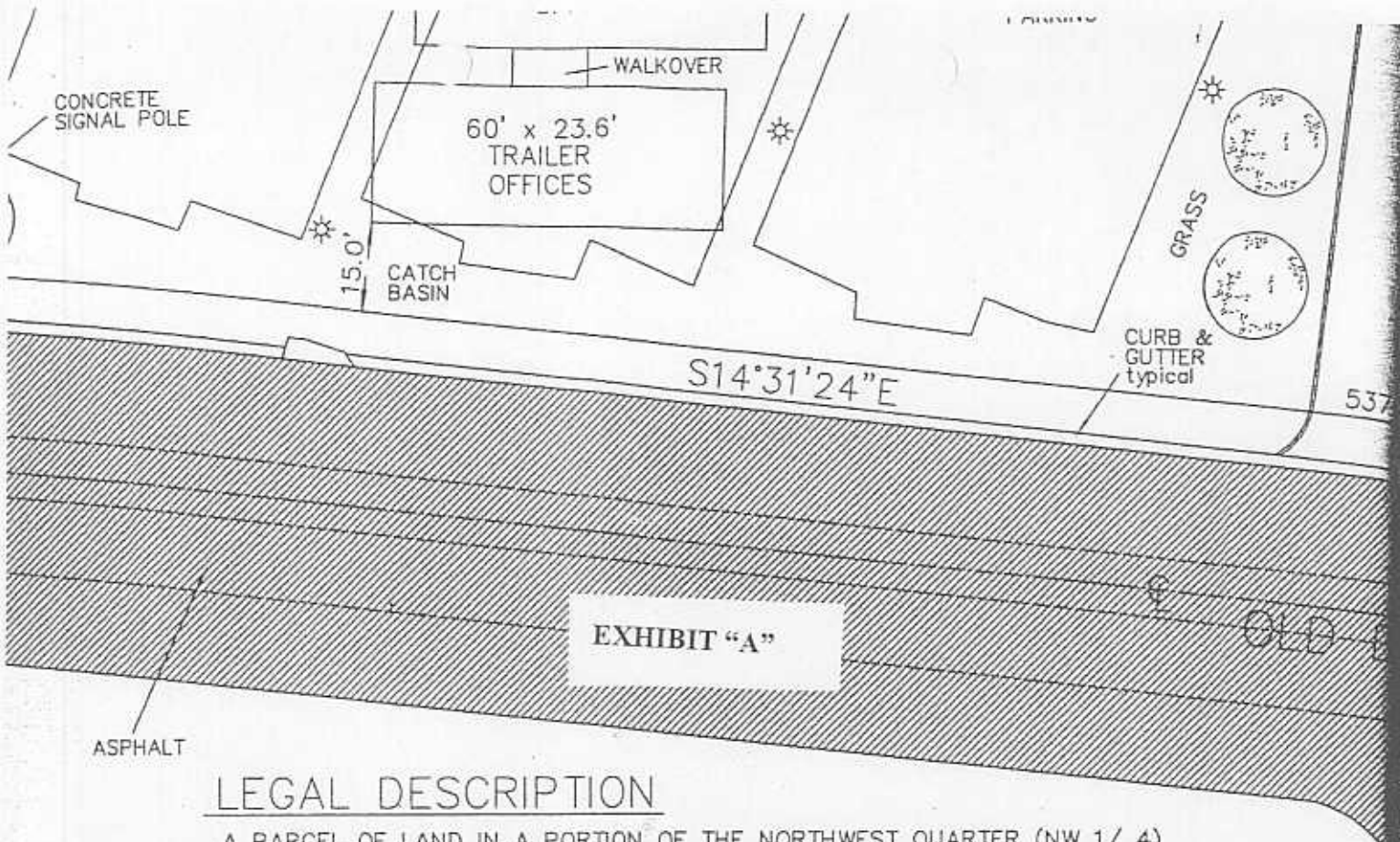
ATTEST:

Approved as to form and legal sufficiency

Stephanie Thomas Town Clerk

Thomas J. Baird, Town Attorney

(Town Seal)



LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF SAID SECTION 20, SAID CORNER BEING IN THE CENTERLINE OF RIGHT OF WAY OF LAKE PARK WEST ROAD, AS NOW LAID OUT AND IN USE (STATE ROAD NO. 809-A) AS SHOWN ON SAID RIGHT OF WAY MAP OF STATE ROAD NO. 809-A, SHEET 3 OF 3, DATED APRIL 1950; THENCE RUN SOUTH 88°04'04" EAST (ALL BEARINGS ARE RELATIVE TO SAID RIGHT OF WAY MAP OF STATE ROAD NO. 809-A) ALONG SAID CENTERLINE OF RIGHT OF WAY A DISTANCE OF 1145.90 FEET TO A POINT BEING ON THE NORTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AS NOW LAID OUT AND IN USE; THENCE RUN SOUTH 14°31'24" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 809-A AND THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRECEDING DESCRIBED COURSE AND SAID EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 537.19 FEET TO A POINT; THENCE RUN SOUTH 88°04'00" EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN SOUTH 14°31'24" EAST A DISTANCE OF 104.27 FEET TO A POINT; THENCE RUN SOUTH 88°04'00" EAST A DISTANCE OF 188.13 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE RUN NORTH 20°31'04" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE 676.36 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 809-A; THENCE RUN NORTH 89°53'17" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 311.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

TOGETHER WITH:

THE SOUTH 100 FEET OF THE WEST 200 FEET OF THAT PART OF THE NORTH QUARTER (N 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD AND THE EASTERLY RIGHT-OF-WAY OF OLD DIXIE HIGHWAY.

DIXIE HIGHWAY

—O.H.E.

TOGETHER WITH:

PARCEL 1 ? LOT 103 OF NORTHLAKE BUSINESS PARK, LESS THAT PART OF LOT 103 LYING SOUTH OF A LINE 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 103 BETWEEN OLD DIXIE HIGHWAY AND FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, AS RECORDED ON THE PLAT OF NORTHLAKE BUSINESS PARK IN PLAT BOOK 30, PAGE 93 AND 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND ALSO LESS THAT PARCEL 1 IS DESIGNATED ON THE PLAT OF NORTHLAKE BUSINESS PARK, RECORDED IN PLAT BOOK 30, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2— A PARCEL OF LAND LYING IN THE SOUTH 1/ 2 OF THE NORTH 1/ 2 OF THE NORTHWEST 1/ 4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING BETWEEN SAID LOT 103 AND A LINE PARALLEL TO AND 100 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID LOT 103 OF NORTHLAKE BUSINESS PARK, AS RECORDED IN PLAT BOOK 30, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

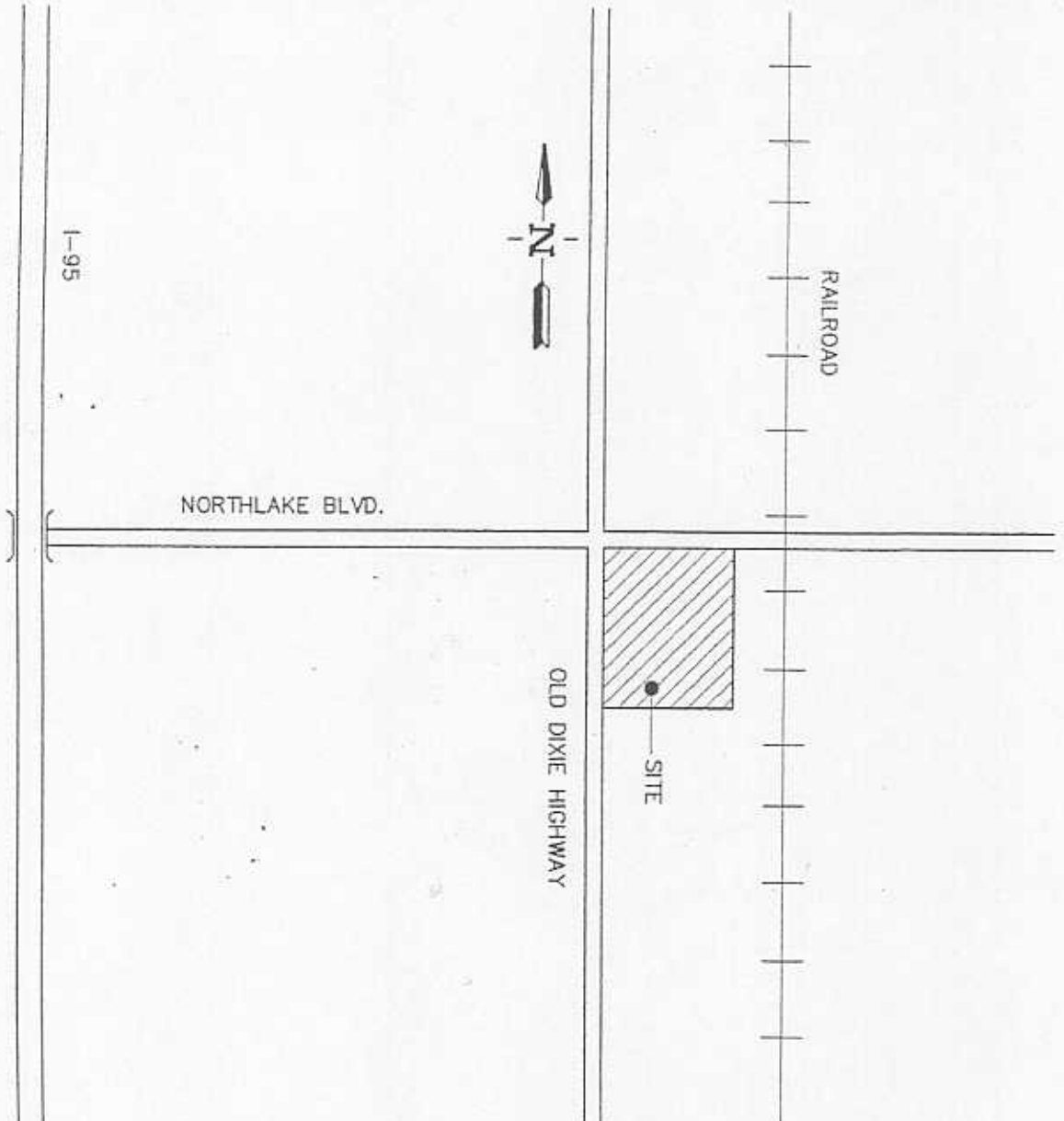
ALL TOGETHER CONTAINING 5.902 ACRES MORE OR LESS.

- NOTE: 1. THIS SURVEY COMPLIES WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. DIMENSIONS SHOWN HEREON BETWEEN HOUSE CORNERS AND PROPERTY LINES ARE NOT TO BE USED FOR ANY CONSTRUCTION PURPOSES.
7. VISIBLE ENCROACHMENTS, IF ANY ARE AS SHOWN.
8. ELEVATIONS HEREON BASED ON N.G.V.D.(1929)
9. UNDERGROUND UTILITIES NOT LOCATED
10. BEARINGS HEREON BASED ON NORTH LINE OF THE NORTHWEST QUARTER SECTION 20.

EXHIBIT "B"

LOCATION MAP

SCALE: N.T.S.



2005 10:13:29 AM